

S U M M A R Y

FILE NO.	2275	Thomas Guide Map No.	716-717
		Date Received:	03/14/08
		Date Distributed:	03/17/08
ENTITY	Soos Creek Water & Sewer District	Date Filed:	
ACTION	Petition/Resolution for Sewer Service Area Annexation	Expiration 45 Days:	04//28/08
TITLE	P-368S Area	Board Meeting:	04/10/08

Location	The annexation area is located entirely within the City of Kent. The northern boundary of the site is generally formed by SE 273 rd Place Street. The western-most boundary is generally formed by 150 th Avenue SE. The southern boundary is formed by SR 18.
Land Area	Approximately 43.58 acres
Existing Land Use	Residential Uses; Vacant Land
Population	Approximately 661 persons
Assessed Valuation	\$14,759,100
County Comprehensive Plan/Zoning	Not applicable
City Comprehensive Plan	Residential Use
City Zoning	Residential Use – SR-6 (Six units per acre)
District Comprehensive Plan	Soos Creek Water and Sewer District Comprehensive Plan (Adopted 2006).
District Franchise	The proposed annexation area is located within the Soos Creek Water and Sewer Service Area. Soos Creek Water and Sewer District has a sewer service agreement in place with the City of Kent. A franchise with the City of Kent is not required for this annexation;
Urban Growth Area (UGA)	The P-368S Annexation Area is located within the Urban Growth Area as established by the King County Comprehensive Plan and by the City of Kent's Comprehensive Plan.
SEPA Declaration:	An Environmental Checklist was prepared for the P-368S Annexation Area. A Determination of Non-Significance was issued in February 2008.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Julia Patterson; Pete von Reichbauer; Reagan Dunn

King County Clerk of Council, Department of Natural Resources (DNR); Department of Development and Environmental Services (DDES), Department of Assessments, Department of Transportation (DOT), State Department of Ecology (DOE), King County "911" Program, Office of Management and Budget, Deputy Prosecuting Attorneys' Office, King County Records and Election Division, Fire Marshal Division, Historic Preservation Program, Puget Sound Regional Council, Community and Human Services, Public Health Department

Cities: Kent, Auburn, Covington

Fire Districts: City of Kent; King County Fire Protection District No. 37

Water Districts: King County Water District No. 111

Sewer Districts: City of Kent Public Works Department; City of Auburn Public Works Department

School District: Kent School District No. 415

Other Agencies: Muckleshoot Indian Tribe

SUMMARY - File No. 2275

The Soos Creek Water and Sewer District proposes to annex the P-368S Area (at approximately 43.58 acres of land) entirely within the boundaries of the City of Kent.

The P-368S Annexation Area is located entirely within the City of Kent. The northern boundary of the site is generally formed by SE 273rd Place Street. The western-most boundary is generally formed by 150th Avenue SE. The southern boundary is formed by SR 18.

The P-368S Annexation Area is primarily developed with residential uses. There is opportunity for new residential uses and redevelopment of existing residences. Annexation is being proposed by the Soos Creek Water and Sewer District at this time in order to facilitate the provision of coordinated sewer services to the affected properties.

At present, none of the properties within the P-368S Annexation Area is receiving sewer services through an outside agreement with the Soos Creek Water and Sewer District. The existing homes are currently being served by on site septic systems. The annexation will provide sewer service for the area, as requested by the property owners on the signed petition but property owners are not required by the District to connect to the system.

The Soos Creek Water and Sewer District initiated this annexation proposal in response to a petition of property owners, pursuant to RCW 57.24.070 (Annexation of Unincorporated Territory). RCW 57.24.070 permits annexation of territory by the District Board of Commissioners. A Resolution for Annexation was approved by the District in February of 2008.

Soos Creek Water and Sewer District representatives report that the proposed annexation is also consistent with the King County Comprehensive Plan. The proposed Annexation specifically addresses King County Countywide Planning Policies. For example, the Annexation is reportedly consistent with Policies FW-29, FW-30 and FW-31 which call for areas within the Urban Growth Boundaries to be provided a full range of urban services. The Annexation is similarly consistent with Policies CO-1 – CO-13 pertaining to the provision of public sewer services within the Urban Growth Area. Provision of sanitary sewer service also facilitates environmental protection consistent with the King County Comprehensive Plan.

Soos Creek Water and Sewer District representatives state that the proposed annexation is also consistent with the City of Kent Comprehensive Plan. For example, the Annexation is reportedly consistent with City of Kent Policy CF-2.3 and Policy CF-15.2 which address requirements for provision of coordinated urban services to lands within the City of Kent.

The P-368S Area will remain under the jurisdiction of the City of Kent. As such, annexation will not have any impact on land use designations, zoning, population allocations, or other public facilities/services associated with growth management planning by the City of Kent for the P-368S Annexation Area. The proposal will not affect current or future public services (e.g., emergency services, water services, utility services) for this annexation area.

Soos Creek Water and Sewer District representatives report that this proposed annexation is consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the annexation would achieve (Objective 1) Preservation of Natural Neighborhoods and Communities; (Objective 2) Use of Physical Boundaries; and (Objective 3) Creation of Logical Service Areas. Similarly, the annexation would advance Objective 4 and Objective 7 which call for regular and practical boundaries. More specifically, the Soos Creek Water and Sewer District has approved plans, technology, and resources required to provide coordinated, orderly service to the P-368S Annexation Area.

With the incorporation of the P-368S Annexation Area, the Soos Creek Water and Sewer District will work with the City of Kent to ensure cost-effective plans for provision of sewer systems to serve this area. No significant changes in revenue or expenditures are expected to the District, the City of Kent, or the citizens of the community in conjunction with the proposed P-368S Annexation.